

Upfront Carbon (A1-A5) Summary

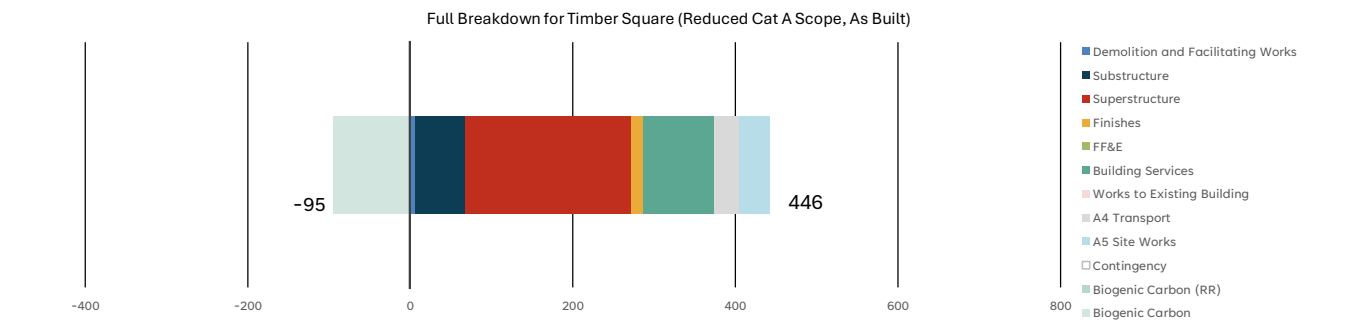
Project Timber Square (Reduced Cat A Scope, As Built)
Typology Office
Location London, UK
GIA 51,908 m²
NIA (Existing | New) 9,743 m² | 25,801 m²

RIBA Workstage 6 (As Built)
Calculation Method One Click LCA RICS Aligned (External)
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Checked by HS (09.2026)

Project Overview
A development comprised of two buildings, one existing with a vertical extension and the other a full new build. The project uses a hybrid structure with CLT slabs and steel frame. Finishes are reduced through self-finishing materials and exposed structure. The assessment below is an as-built assessment of the project using Stage 5 information wherever possible. This version shows the 'as-built' scenario with a reduced Cat A fit out.

		Upfront Carbon per Module per Building Element (kgCO ₂ e/m ² GIA)							Notes / Comments
		Building Element	A1-A3	A1-A3 (Seq.)	A4	A5.3	A1-A5	% Cont.	
Demolition and Facilitating Works	Toxic Material Treatment								
	Major Demolition Works	-	-	-	-		6		
	Facilitating Works								
Substructure	Foundations and piling	-	-	-	-		62		
	Retaining walls / lowest slab								
Superstructure	Frame								
	Upper Floors	-	-	-	-		107		All provided in aggregated total.
	Roof								
	Stairs and Ramp								
	External Walls and Roof Finish	-	-	-	-		66		All provided in aggregated total.
	Windows and External Doors								
	Internal Walls and Partitions	-	-	-	-		31		All provided in aggregated total.
Finishes	Internal Doors								
	Wall Finishes	-	-	-	-		15		All provided in aggregated total.
	Floor Finishes								
FF&E	Ceiling Finishes								
	FF&E (Fixed)	-	-	-	-		0		8 TCO2e total
Building Services	FF&E (non-fixed)	-	-	-	-		-		
	Building Services	-	-	-	-		87		
Works to Existing Building	Renewable Energy Generation	-	-	-	-		-		Excluded from scope.
	Pre-fab Building Units	-	-	-	-		0		
External Works	Minor Demolition and Alterations	-	-	-	-		0		
	External Works	-	-	-	-		3		
A4 Transport	As Built A4 Contribution						30		Reported separately at Stage 5
A5 Site Works	A5.1 Demolition	-	-	-	-		-		Included elsewhere
	A5.2 Site Activities	-	-	-	-		38		Benchmarked Rate at current
	A5.4 Workers and Transport	-	-	-	-		-		Not reported (optional)
SUBTOTAL		N/A	-95	N/A	N/A		446	+	Contingency included within.

Upfront Carbon Summary Totals			
Upfront Carbon (As-built, Limited Cat A)	446	kgCO ₂ e/m ²	(A1-A5) Excludes Sequestration, includes Contingency
Upfront Carbon (Full Cat A)	480	kgCO ₂ e/m ²	(A1-A5) Excludes Sequestration, includes Contingency
Sequestered Carbon	-95	kgCO ₂ e/m ²	(A1-A3)



Additional Notes
The data breakdown is provided in the most granular form available, based upon the original reporting document. Contingency is added until the as-built assessment can be undertaken.